



Apt 3 Wellbrook Court
Timperley WA15 7GH
£170,000

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Apt 3 Wellbrook Court

Timperley WA15 7GH

£170,000

Offered for sale with no onward chain, this modern ground floor apartment will appeal to investors and owner-occupiers alike. The property forms part of the popular Wellbrook Court development, close to the amenities of Timperley, Altrincham and Baguley. The location is convenient for access to transport networks and schools.

A communal entrance hallway leads to the private apartment entrance. The entrance hallway features built-in storage and an entry phone intercom system. The living/dining room enjoys a dual aspect. The room opens to the fitted kitchen area with inbuilt washing machine, dishwasher, fridge, freezer, oven and hob.

There are two double bedrooms, the principal bedroom with an en-suite shower room/WC. A further bathroom which is fitted with a white suite completes the property.

Wellbrook Court stands in maintained communal grounds, with visitor parking to the front of the development. Electric gates give access to the allocated resident parking to the rear.

An internal inspection is essential in order to fully appreciate this most attractive property.

- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living/Dining Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Gated Parking - Additional Visitor Parking
- Popular Location
- No Onward Chain
- Viewing Essential

Communal Entrance Hallway
Leading to private apartment entrance.

Entrance Hallway
With built-in storage cupboard.

Open-plan Living/Dining Room
16'0 maximum x 10'10
Open to:

Kitchen
8'8" max x 9'5" max

Bedroom One
13'5 red to 10'9 x 10'0

En-suite Shower Room/WC
5'10 max x 6'5 max

Bedroom Two
14'0 max x 9'0 max

Bathroom
6'3 max x 7'0 max

Parking
Parking for visitors to the front.
Secure gated parking to the rear for residents with allocated space.

Tenure & Service Charge Information
Leasehold: 131 years remain of a 150 year lease which commenced on 04/04/2007 and expires 01/01/2157
Ground Rent : Currently £297.01 per annum. Next review is 31/01/2028
Service Charge: 2026 figure is £1,398 per annum. Covers repairs, maintenance and Insurance of property & grounds.

Tenure: Leasehold
Council Tax: Trafford MBC B



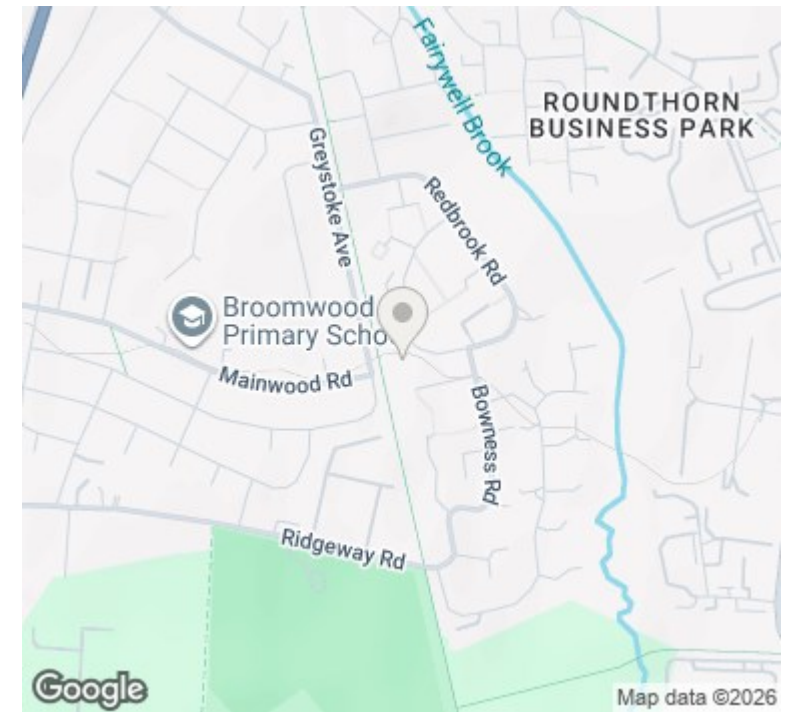
Wellbrook Court



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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